

# ITEM 9-A

## CITY OF ALAMEDA

### Memorandum

To: HONORABLE PRESIDENT AND MEMBERS OF THE  
PLANNING BOARD

From: Dennis Brighton  
Planner II

Date: February 13, 2012

Re: Design Review Application, PLN11-0310 for 2004 Clinton Avenue:  
Construction of a two-story, duplex with approximately 3,638-square feet  
of conditioned floor area and an attached 744-square foot, 4-car garage.  
The project is located within an R-4 (Neighborhood Residential) zoning  
district.

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### BACKGROUND

The subject site at 2004 Clinton Avenue is currently a vacant lot that backs against the lagoon. The site was originally occupied by a predominantly one-story Craftsman duplex that was constructed in 1903. The structure was destroyed by fire and demolished in 2008.

Planning Division staff approved the Design Review application on December 19, 2011.

The Planning Board filed a call for review on December 27, 2011 pursuant to Section 30-25.3 of the Alameda Municipal Code. This action was taken in order to review the design of the proposal.



**Subject Property: 2004 Clinton Avenue**

### DISCUSSION

The project consists of a two-story, duplex with approximately 3,638-square feet of conditioned floor area, an attached 744-square foot, 4-car garage and a 1,849 square foot basement. Each floor of the 2-story duplex would contain a 3-bedroom dwelling.

The project is in compliance with all zoning standards. This includes compliance with yard setbacks and open space, building height, main building coverage and off-street parking. Off-street parking requirements would be met by two attached tandem garages

that would provide two conforming on site parking spaces for each dwelling unit. The proposed main building coverage would be approximately 31% percent, where City Code permits a 50% percent main building coverage. The building would cover 48% percent of the portion of the lot that is located above water, from inside of the sea wall. The proposed building height would be approximately 24-feet at the front and 32-feet at the rear, where the City Code permits a 35-foot maximum building height.

The proposed structure would utilize architectural elements that are compatible with other historical buildings in the neighborhood (Please see neighborhood photos, Attachment 3). These elements would include wood siding, single-hung windows, and columns. The roof would be primarily flat to minimize shading on adjacent properties. Flat roofs are found on other residences within the neighborhood including the residence across the street at 2007 Clinton Avenue. The building is articulated on the westerly side with the garage set back 4-feet behind the front façade. The second story is setback an additional 16-feet to 26-feet behind the front façade of the garage area on the westerly side of the structure, to minimize shading impact to 2000 Clinton Avenue. This articulation on the first and second stories also reduces the appearance of building and wall massing.

Within the last week, staff received comments and concerns from the neighbor at 2000 Clinton Avenue (the adjacent westerly property). Over the next week, staff will continue to evaluate the design and may present some additional potential design modifications for Planning Board consideration at the January 23, 2012 meeting, in response to the neighbors' concerns. For example, the applicant/property owner has offered to set the garage back an additional 15-feet and provide two unenclosed parking spaces in front of the garage in order to reduce the size of the structure.

In order to grant Design Review approval, the following findings must be made:

- a. The proposed design is consistent with the *General Plan*, *Zoning Ordinance*, and the *City of Alameda Design Review Manual*.
- b. The proposed design is appropriate for the site, is compatible with adjacent or neighboring buildings or surroundings, and promotes harmonious transitions in scale and character in areas between different designated land uses; and
- c. The proposed design of the structure(s) and exterior materials and landscaping are visually compatible with the surrounding development, and design elements have been incorporated to ensure the compatibility of the structure with the character and uses of adjacent development.

## ENVIRONMENTAL REVIEW

This project is Categorically Exempt from environmental review, pursuant to the CEQA Guidelines Section 15303 – New construction or conversion of small structures.

## PUBLIC NOTICE

A notice for this hearing was mailed to property owners and residents within 300 feet of this site, published in the Alameda Journal and posted at the subject property. Staff received one verbal comment from the neighbor at 2000 Clinton Avenue as of January 9, 2012 (Attachment 4).



### **Subject Site**

## RECOMMENDATION

Conditionally approve the Design Review, PLN11-0310 to permit the proposed project and find the project Categorically Exempt from CEQA.

Respectfully submitted,

Dennis Brighton  
Planner II

### Attachments:

1. Draft Resolution
2. Neighborhood Photos
3. Plan Set
4. Public Comments